

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

## TRUSTEES SALE OF VALUABLE REAL ESTATE IN FREDERICK COUNTY, MARYLAND

By virtue of the power of sale contained in the Deed of Trust from Courembis Limited, Inc., a body corporate of the District of Columbia, dated June 27, 1969 and recorded in Liber 807, Folio 646, said Deed of Trust being in default and having been assigned to the undersigned Trustees for the purpose of foreclosure, the said Trustees will offer for sale at the Court House door in Frederick, Maryland, on:

**THURSDAY, APRIL 15, 1976**

AT 11:00 A.M.

All that real estate situate, lying and being in Urbana Election District, Frederick County, Maryland, being a wooded lot near Sugarloaf Mountain and being more particularly described as follows:

BEING part of Lot No. 7 as shown on a Plat of part of the lands conveyed by John F. Simmons, et al, Trustees, to Henry School by Deed dated October 21, 1845, for 107 acres, 3 rods and 12 perches, being parts of tracts of land called "Foul Play" and "Bloomsbury", beginning for the same at the end of the first line of Lot No. 9 on the Plat aforesaid and running thence N.  $48\frac{1}{2}^{\circ}$  E. 33.6 perches to a stone at the end of the second line of Lot No. 5, it being also the end of 48.6 perches on the second line of a Deed from John F. Simmons, et al, to Henry School, dated October 21, 1845 and running thence with said Deed the three following courses and distances by an allowance for variation, so as to agree with the location, N.  $20^{\circ}$  W. 38 perches to a stone marked No. 17, thence N.  $73^{\circ}$  W.  $12\frac{1}{2}$  perches to a stake and pile of stones at the root of a marked chestnut tree, then S.  $48\frac{1}{4}^{\circ}$  W. 41.6 perches at the end of the second line of Lot No. 9 and with it reversed, S.  $41\frac{1}{2}^{\circ}$  E. 47 $\frac{1}{2}$  perches to the place of beginning, containing  $12\frac{1}{8}$  acres of land, more or less.

BEING all and the same real estate as described and conveyed in a Deed from George J. Courembis, unmarried, unto Courembis Limited, Inc., dated June 27, 1969 and recorded in Liber 806, Folio 709, one of the Land Records of Frederick County, Maryland.

**TERMS OF SALE:** A deposit of Ten per cent (10%) of the purchase price in cash or certified check will be required by the purchaser or purchasers on day of sale. Possession and settlement shall be within five (5) days after ratification of sale by the Court. Interest to run on the unpaid balance from date of sale to date of settlement at the rate of seven and one-quarter per cent ( $7\frac{1}{2}\%$ ) per annum. All state and county taxes shall be adjusted as of date of sale. All costs of conveyancing including transfer tax and recordation taxes, recording charges, title examination and including survey if desired or required shall be at the cost of the purchaser or purchasers.

MURRAY H. FOUT, Trustee  
20 North Court Street  
Frederick, Maryland 21701  
Phone: 663-4222

RALPH L. GASTLEY, JR., Trustee  
150 West Patrick Street  
Frederick, Maryland 21701  
Phone: 662-8114  
EMMERT R. BOWLUS, Auctioneer

This is to certify that the annexed Trustee's Sale

..... was published in The News & Post  
a newspaper published in Frederick County, at least once in  
each of three successive weeks, the first such publication hav-  
ing been made not less than 15 days prior to sale, and the last  
such publication being made not more than one week prior to  
the 15th day of April 1976

THE NEWS-POST

*Exhibit*  
*Filed April 22, 1976*  
Per *Patricia Fogle*  
Patricia Fogle